

Planning Board Land Use Subcommittee
Minutes of February 1, 2007 meeting

Attendees: LUS members = Dale Brown, Phil Connelly Ben Hillicoss, Chip Pigman, & Les Rutledge.

Members of the planning department = Karen Hughes (arrived late).

Other members of the Planning Board = None

Members of Public = Curtis Cook, Kathleen Driscoll, & Rick Fuhrman

Location: The meeting took place in the first floor conference room in the County Administration building on 4th Street in Hamilton.

Agenda for 02/01/07 meeting:

1. Review the Status of Public Participation Plan
2. Review Assumptions (from Ben and Phil)
3. Review Areas of the growth policy needing changes due to zoning (Document from Les)

The start of the meeting was postponed for about an hour because Karen was in a BCC meeting.

Phil asked a question about incentives; Karen's response: incentives can be in both subdivision and zoning regulations; Ben suggested putting in both places

1. Discuss the Status of Public Participation Plan

Karen: notice (via email) was sent to several individuals about the upcoming meeting (Feb 5 at 9:00 am); the intent of this meeting is to focus on what s/b covered in the initial public meetings.

2. Continue the Review of Assumptions

Karen will try to blend Ben and Phil's assumptions into one document. This document will be reviewed next week if it is ready.

3. Changes to Growth Policy: The group reviewed Les' suggested changes:

- #1 accepted
- #3 change creation to development and recognized to considered
- #8 (first change) - put after 3rd bullet, (second change) - ok
- #14 replace last sentence with "...or should be developed"
- #18 ok
- #20 ok
- #25 add, "... As provide in the Ravalli county regulations..."
- #33 changes "are planned to be" with "were adopted"

The group discussed including the concept of sustainability. Les will research and propose some proposals on what is sustainability and how regulations can be constructed to promote it. Les also offered to study and make proposals on PUD's and Cluster development.

The issue of what time line should be used in the development of zoning maps. Decision: group's consensus was to approach zoning maps with a 10-year timeline in mind. Karen suggested that during phase 2, a land use plan should be developed looking out 20 to 50 years.

The meeting as adjourned at approximately 11 PM. The next meeting will be on February 8, 2007 at the same time and place. We agreed to take up the third agenda item next week.

Agenda for next meeting: The agenda for the 02/08/06 LUS meeting will be as follows:

1. Report status on the Public Participation Plan and set a target date of first public meeting.
2. Review the revised Proposed assumptions document provided by Karen and also input in email from Phil.
3. Review and discuss Les's proposals on PUD's and Cluster developments.
4. Continue to discuss goals and plan assignments for the LUS for the next month.

These minutes were taken by Phil Connelly, and edited by Ben Hillicoss.